

087.0

0006

0008.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

944,700 / 944,700

944,700 / 944,700

944,700 / 944,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		RIDGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ZARBA HELEN C	
Owner 2:	
Owner 3:	

Street 1: 28 RIDGE STREET
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: CACCAVARO THOMAS JR -
Owner 2: CACCAVARO NANCY -
Street 1: 28 RIDGE STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION
This parcel contains 7,150 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1947, having primarily Wood Shingle Exterior and 3285 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7150		Sq. Ft.	Site		0	70.	0.89	12									444,149						444,100	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										55353
										GIS Ref
										GIS Ref
										Insp Date
										10/11/18



USER DEFINED

Prior Id # 1:	55353
Prior Id # 2:	
Prior Id # 3:	
Print Date	12/10/20 21:47:22
Last Rev Date	04/17/20 09:23:03
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
Parcel ID										
087.0-0006-0008.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	500,600	0	7,150.	444,200	944,800	944,800	Year End Roll	12/18/2019
2019	101	FV	381,500	0	7,150.	412,400	793,900	793,900	Year End Roll	1/3/2019
2018	101	FV	381,500	0	7,150.	412,400	793,900	793,900	Year End Roll	12/20/2017
2017	101	FV	381,500	0	7,150.	361,700	743,200	743,200	Year End Roll	1/3/2017
2016	101	FV	381,500	0	7,150.	329,900	711,400	711,400	Year End	1/4/2016
2015	101	FV	366,600	0	7,150.	291,900	658,500	658,500	Year End Roll	12/11/2014
2014	101	FV	366,600	0	7,150.	276,000	642,600	642,600	Year End Roll	12/16/2013
2013	101	FV	366,600	0	7,150.	262,700	629,300	629,300		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes		
CACCAVARO THOMA	74175-578	1	2/24/2020		950,000	No	No				
CACCAVARO RONAL	29417-76		11/24/1998	Family		1	No	No	A		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/6/2005	293	Porch	15,000			G6	GR FY06	farmer porch/front	4/17/2020	SQ Mailed	MM	Mary M
8/4/1994	393	Addition	15,000					ADD 20X23	10/11/2018	MEAS&NOTICE	BS	Barbara S
									4/9/2009	Measured	189	PATRIOT
									11/8/2005	Fieldrev-Chg	BR	B Rossignol
									4/3/2000	Measured	263	PATRIOT
									4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

